



Garage, Workshops & Yard, Cowbeech, Hailsham, BN27 4JE

Substantial former Motor Trade & Workshop Units with large
Yard in Cowbeech Hailsham available as single or individual units
TO LET/FOR SALE

- Freehold - £1,100,000
- May split
- Large Yard & Parking Area
- Prominent Village Location
- Leasehold - £66,000 PAX
- Modern Workshop Units
- Fully Gated Unit

Garage, Workshops & Yard, Cowbeech, Hailsham, BN27 4JE

Summary

Available Size	2,037 to 13,667 sq ft
Rent	£66,000 per annum
Price	Offers from £1,100,000
Rates Payable	£21,956 per annum The rateable value is set to rise to £52,500 from 1st April 2026.
Rateable Value	£44,000
Service Charge	Tenant will be liable for Freeholder Insurance
Legal Fees	Each party is to be responsible for their own legal costs
EPC Rating	E (101)

Description

The Property comprises a small fully gated development comprising 3 separate Light Industrial Units. The main front unit comprises a reception and office area with 2 separate workshop areas behind. This is constructed with a steel frame with brick infills and has the benefit of a roller shutter door to the front and rear areas. There are 2 further units to the rear comprising a modern unit with steel frame and cladding and 3 roller shutter doors and an older timber structure. To the front of the unit is a large yard and parking area with additional storage space to the rear.

Location

The property is located in the village of Cowbeech (nr Hailsham) on the outskirts of the village and provides easy access to the local Market Town of Hailsham and thereafter access to the A22 London Rd and A27 via Polegate

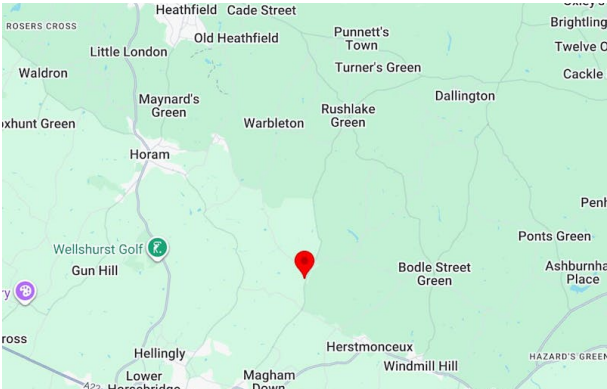
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Front Offices & Workshop	6,370	591.79
Unit - Rear (Modern) Workshop	2,037	189.24
Unit - Rear (Old) Unit	770	71.54
Outdoor - Front Yard	4,500	418.06
Total	13,677	1,270.63

Terms

Available to let by way of a new full repairing and insuring lease for a minimum term of 5 years. Our client will also consider a sale at £1,100,000.



Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

Anton Bree FRICS
01323 302333
anton@breeprenton.co.uk

Please note: Bree Prenton prepare Sale and Letting Particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the company will, however, be under any liability to any purchaser or tenant in respect of them. (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).

Energy performance certificate (EPC)

The Garage Cowbeech HAILSHAM BN27 4JE	Energy rating E	Valid until: 16 December 2029
		Certificate number: 0320-0831-4459-7992-4092

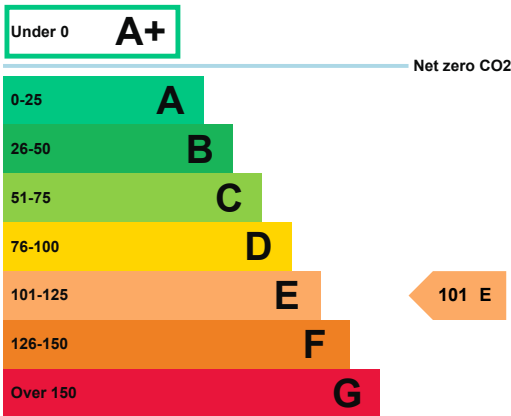
Property type	B1 Offices and Workshop businesses
Total floor area	811 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	39 B
If typical of the existing stock	113 E

Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	55.75
Primary energy use (kWh/m ² per year)	252

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0497-9824-5940-3490-2103\)](/energy-certificate/0497-9824-5940-3490-2103).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mr Anthony Light
Telephone	0845 021 2233
Email	anthony@brightenergyreports.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001259
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 December 2019
Date of certificate	17 December 2019